

SPECIAL MEETING-MANSFIELD TOWN COUNCIL
WITH THE MANSFIELD HOUSING AUTHORITY

November 1, 2007

I. ROLL CALL

Council Members Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus

Commissioners Present: Christison-Lagay, Eddy, Hall, Long, Simonsen

II. NEW BUSINESS

Rebecca Fields, Director of the Housing Authority, described the current situation and some of the Authority's ideas for expansion. The Housing Authority currently owns and manages Holinko Estates for moderate-income residents, Wright's Village for the elderly and disabled, and manages the Section 8 Program for the district, which includes Mansfield, Coventry, Ashford, Willington and Chaplain.

Members of the Housing Authority expressed concern that working moderate-income residents of the Town are not being served because of the number of qualified graduate student who apply for the limited housing at Holinko Estates. Council members suggested that the Town bring the issue to the attention of the University at the next Town/Gown meeting. The Housing Authority is looking for available land in the southern part of town. That area has access to water and sewer and is farther away from the University. They have also considered renovating older larger homes to apartments.

Ms. Fields commented that 48% of the clientele at the Wright's Way facility, which was originally intended for the elderly, is under the age of 62. The State definition of elderly includes the disabled of any age, limiting the number of apartments available for older residents.

The Mansfield Housing Authority has received word that the Payment In Lieu of Taxes has not been renewed by the State. They are planning a modest increase in the rents and will increase the % of income that can be paid by residents from 25% to 30%, but would like to renegotiate the amount paid to the Town as taxes. Town Manager, Matt Hart, suggested the issue be referred to the Finance Committee who will present the Council with recommendations. The Mayor asked for clarification as to which year the July payment from the State to the Authority was for, the previous year or the current year.

Ms. Fields briefly explained the process of securing the financing to build additional housing. The Housing Authority has the ability to issue bonds and can borrow directly from the State.

The Town Council asked the Housing Authority to keep them informed as they explore their options. The Housing Authority asked the Council to let them know about any land in Town that can be developed and has water and sewer service.

III. **ADJOURNMENT**

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 8:25 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk